

IN RE: DEV. PLAN HEARING & PETITION * BEFORE THE HEARING OFFICER/
 FOR SPECIAL HEARING
 W/S Alliston Drive, S of * ZONING COMMISSIONER
 Carroll Manor Road
 Beckwith Estates * OF BALTIMORE COUNTY
 11th Election District
 6th Councilmanic District * Case No. XI-737 & 96-100SPH
 Maryland Realty Investment Corp.
 Developer *

* * * * *

HEARING OFFICER'S OPINION & DEVELOPMENT PLAN AND VARIANCE ORDER

This matter comes before the Zoning Commissioner/Hearing Officer for a public hearing, pursuant to the authority in Section 26-206.1 of the Baltimore County Code, which allows for a combined hearing for development plan approval and zoning relief filed by Maryland Realty Investment Corporation, Developer. The development plan is filed requesting 6 single family dwellings on 12.7 acres of land zoned R.C.5. As to the zoning relief, Petition for Special Hearing is filed to request an approval of the amendment to the provisory section of the partial development plan, Section One, for the development known as Carroll Manor Haven.

As to the history of the review of this property through the development review process, a Concept Plan Conference was conducted on May 15, 1995. Subsequently, a Community Input Meeting was held on June 20, 1995, at the Carroll Manor Elementary School. Subsequently, a development plan was submitted and a conference was held on September 13, 1995. The combined development plan hearing/Petition for Special Hearing was conducted in its entirety on October 23, 1995.

Appearing at the public hearing held for this case was R. Andrew Larkin, Jr., President of Maryland Realty Investment Corporation Developer/Petitioner. Also present were Bruce Doak and Scott Lindgreen from Gerhold, Cross and Etzel, the consultants who prepared the development plan. Also present was Richard Truelove, a professional engineer. The

ORDER RECEIVED FOR FILING

Date

By

10/23/95
 M. Howard

WILLIAM H. HARRIS

Developer/Petitioner was represented by Nancy Paige, Esquire. There were no community representatives or interested persons present.

Also present were representatives of the various Baltimore County agencies who evaluated the project. These included David Flowers, the Project Manager, from the Office of Permits and Development Management, J. R. Logan from Developers Review Division, Ervin McDaniel from the Office of Planning and Zoning (OPZ), and Larry Pilson and Ed Schmaus, from the Department of Environmental Protection and Resource Management (DEPRM).

A red line development plan was submitted as Developer's Exhibit No. 1 and fully depicts the proposed plan as noted above, six lots are proposed on 12.724 acres zoned R.C.5. The subject property is located in a rural/residential area of northern Baltimore County.

Vehicular access to the site will be by way of the extension of an existing road known as Bart Allen Lane. That road will be terminated within the subject property as a cul-de-sac and a panhandle drive will extend therefrom to serve several of the lots. The subject development is below the maximum density allowed under the R.C.5 zoning classification. Eight dwellings would be permitted although only six are shown. An area of forest conservation is also proposed and shown.

The counsel for the developer proffered that there were no open issues or comments. That is, the Developer proffered that all County policies, rules and regulations had been met. The County representatives corroborated this proffer. Clearly, the plan is in compliance with all County standards and must be approved, as required by law.

It is of note that one issue which has been resolved relates to the termination of Bart Allen Lane within the property. At one time, that road was to extend from a direction south of the property through the site and connect with Carroll Manor Road to the north. This extension to the

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Date

10/25/95

By

M. Darnell

road would also require County acquisition of property off site to complete the connection. This connection will not be made. Indeed, property to the north necessary for the connection has apparently been sold to adjacent property owners, Oliver W. and Dorothy Taylor, in fee simple. Thus, the road will terminate within the site as shown on the plan.

The Petition for Special Hearing relates to the subdivision which abuts this property known as Section One of Carroll Manor Haven. An amendment to the Final Development Plan approved in that case is required, pursuant to Section 1B01.3.A. of the BCZR. The proffered testimony offered was that the proposed use is consistent with the spirit and intent of the BCZR and that the proposed amendment would not be detrimental to the health, safety and general welfare of the locale. Zoning Plans Advisory Committee comments from reviewing agencies were favorable. Thus, the Petition for Special Hearing should also be granted.

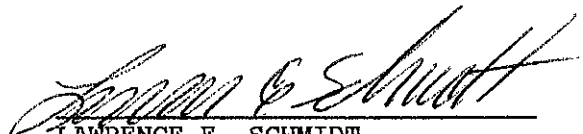
Pursuant to the development regulations of Baltimore County, as contained within Subtitle 26 of the Baltimore County Code, the advertising of the property and the public hearing thereon, I will approve the development plan consistent with the comments set forth above and shall so order.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1995 that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval to amend the provisory section of the partial development plan, Section One for the development known as Carroll Manor Haven, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Permits and Development Management (PDM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

10/25/91

By



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 24, 1995

Nancy Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Development Plan Order and Petition for Special Hearing
Case No. XI-737 and 96-100-SPH
Project: Beckwith Estates
Developer/Applicant: Maryland Realty Investment Corp.

Dear Ms. Paige:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petition for Special Hearing have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at the office of Zoning Administration and Development Management (ZADM), at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".
Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Mr. R. Andrew Larkin, Jr., President
Maryland Realty Investment Corp.
cc: Mr. Dave Flowers, Project Manager, Office of PADM
cc: Other Reviewing County Agencies

MICROFILMED





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at THE NORTHWEST END OF BART ALLEN LANE
96-100-SPH which is presently zoned RCS

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDMENT TO THE PROVISORY SECTION OF THE
PARTIAL DEVELOPMENT PLAN SECTION ONE CARROLL MANOR HAVEN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

NEIL SCHECTER
(Type or Print Name)

Signature

233 E. REDWOOD STREET
Address

BALTIMORE
City

MD
State

21202
Zipcode

Legal Owner(s):

MARYLAND REALTY INVESTMENT CORP.
(Type or Print Name)

Signature

R. ANDREW LARKIN, JR. PRES.
(Type or Print Name)

R. Andrew Larkin Jr.
Signature

325 W. 23RD STREET (410) 889-1311
Address Phone No.

BALTIMORE MARYLAND 21211
City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

BRUCE DOAK

GERHOLD, CROSS & ETZEL LTD
Name

SUITE 100

320 E. TOWSONTOWN BLVD
Address

21286

823-4470
Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: CAM DATE 12 Sept 95

Put w/ H.O.A.

GORDON T. LANGDON
EDWARD F. DEJACO-LOHR
BRUCE E. DOAK

GERHOLD, CROSS & ETZEL, LTD.

Registered Professional Land Surveyors

SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318

410-823-4470
FAX 410-823-4473

EMERITUS
PAUL G. DOLLENBERG
FRED H. DOLLENBERG
CARL L. GERHOLD
PHILIP K. CROSS
OF COUNSEL
JOHN F. ETZEL
WILLIAM G. ULRICH

September 6, 1995

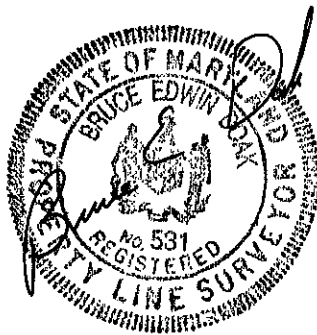
**Zoning Description
Beckwith Estates**

96-100-SPH

Beginning for the same on the southwest side of Bart Allen Lane 500 feet, more or less, northwesterly along the southwest side of Bart Allen Lane from the prolongation of the centerline of East Devonfield Drive, thence leaving said road and running South 55 degrees 40 minutes 42 seconds West 517.05 feet, North 20 degrees 51 minutes 42 seconds West 850.45 feet, North 65 degrees 30 minutes 53 seconds East 445.96 feet, North 61 degrees 55 minutes 00 seconds East 49.98 feet, North 58 degrees 13 minutes 01 seconds East 202.87 feet, South 31 degrees 47 minutes 10 seconds East 299.52 feet, South 14 degrees 55 minutes 35 seconds East 190.00 feet, South 43 degrees 12 minutes 10 seconds East 165.00 feet and South 60 degrees 33 minutes 03 seconds West 324.16 feet to the northeast side of Bart Allen Lane, thence crossing the west end of Bart Allen Lane South 18 degrees 55 minutes 43 seconds East 80.89 feet to the southwest side of Bart Allen Lane, thence along the southwest side of said lane South 61 degrees 16 minutes 43 seconds East 50.00 feet to the place of beginning.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.

Beckwzon.des



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

007352

DATE 12 Sep 95 ACCOUNT R-001-6150
CAM

96-100-SPH AMOUNT \$ 285.00

RECEIVED FROM: Geekhold Cross + Etzel

FOR: SPH for item # 117 "Backwoods

Estates"

0360.00075MTCHEC
BA 0 03726PM09-12-95

285.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER

96-100-574

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11th Date of Posting 9/27/95
Posted for: Special Hearing
Petitioner: Md. Realty Investment
Location of property: Norland & East Montross
Location of Signs: Facing road way on property being zoned
Remarks: _____
Posted by: M. Steady Date of return: 9/29/95
Number of Signs: 1



NOTICE OF HEARINGS

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified therein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: 98-100-SPH

(Item 117)

The Northwest end of Bart

Allen Lane

11th Election District

5th Councilmanic

Legal Owner(s):

Maryland Realty Investment Corp.

Hearing: Monday, October 23, 1995 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing: to approve an amendment to the provision section of the partial development plan section One Carroll Manor Haven.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.
(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/24/95 September 28.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/28, 1995.

THE JEFFERSONIAN,

A. Henickson

LEGAL AD. - TOWSON

TO: PUTUXENT PUBLISHING COMPANY
September 28, 1995 Issue - Jeffersonian

Please forward billing to:

Gerhold, Cross & Etzel, Ltd.
320 E. Towsontown Blvd. #100
Towson, MD 21286
823-4470

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-100-SPH (Item 117)

The Northwest end of Bart Allen Lane

11th Election District - 5th Councilmanic

Legal Owner: Maryland Realty Investment Corp.

HEARING: MONDAY, OCTOBER 23, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the provisory section of the partial development plan section
One Carroll Manor Haven.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified hereinin Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING

Project Number: XI-737

Project Name: Beckwith Estates, aka Larkin Property

Location: W/S Alliston Drive, S of Carroll Manor Road

Acres: 12.73

Developer: R. Andrew Larkin, Jr. and Maryland Realty Investment Corp.

Proposal: 6 single family dwellings.

and

CASE NUMBER: 96-100-SPH (Item 117)

The Northwest end of Bart Allen Lane

11th Election District - 5th Councilmanic

Legal Owner: Maryland Realty Investment Corp.

Special Hearing to approve an amendment to the provisory section of the partial development plan section One Carroll Manor Haven.

HEARING: MONDAY, OCTOBER 23, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Maryland Realty Investment Corp.
Bruce Doak/Gerhold, Cross & Etzel, Ltd.
Neil Schecter, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

2000-10-23



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1995

Neil Schechter, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Item No.: 117
Case No.: 96-100-SPH
Petitioner: MD Realty Investment

Dear Mr. Schechter:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: September 21, 1995

FROM: Pat Keller, Director, OP

SUBJECT: Beckwith Estates/Carroll Manor Haven

INFORMATION:

Item Number: 117

Petitioner: Maryland Realty Investment Corporation

Property Size: _____

Zoning: RC-5

Requested Action: Special Hearing

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Pursuant to Section 1B01.3A.7.b(1) of the Baltimore County Zoning Regulations, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (1B) and other provisions of the Comprehensive Manual of Development Policies.

Prepared by: Jeffrey W. Long

Division Chief: Carol L. Kerns

PK/JL

MICROFILM



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

9-20-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 117 (CAM)


Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for 
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
Zoning Administration and
Development Management
October 3, 1995

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #117 - Beckwith Estates
Bart Allen Lane
Zoning Advisory Committee Meeting of September 25, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management & Environmental Impact Review

Comments from the development Plan Conference dated 9/13/95 apply to this project.

JLP:TE:KK:sp

BECKWI2/DEPRM/TXTSBP

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Sept. 29, 1995
 Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
 Development Plans Review Division

RE: Zoning Advisory Committee Meeting
 for October 2, 1995
 Item 117

The Development Plans Review Division has reviewed
the subject zoning item. See our comments, dated September
12, 1995 on the Beckwith Estates Subdivison.

RWB:sw

2025/09/29 11:11 AM

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/28/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: MARYLAND REALTY INVESTMENT CORPORATION

LOCATION: SW/S BART ALLEN LA., 500' NW OF CENTERLINE EAST DEVONFIELD DR.
(BECWITH ESTATES)

Item No.: 117

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 118, 121 & 122.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
A MINIMUM ROAD WIDTH OF 16 FEET IS REQUIRED FOR THE ACCESS ROAD FOR LOTS NUMBER 2 THRU 6.

RECEIVED

SEP 29 1995

ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



Printed on Recycled Paper

PETITION PROBLEMS

#117 --- CAM

1. No signature for attorney.
2. No telephone number for attorney.

#120 --- CAM

1. Need someone with power of attorney to sign for Carl Holzabhel, deceased legal owner. (Also need the document authorizing person to do this.)
2. Need title of person signing for Barkley Woods, legal owner.

#122 --- JRF

1. Notary section is incorrect.

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
The northwest end of Bart Allen Lane, * ZONING COMMISSIONER
11th Election Dist., 5th Councilmanic *
Maryland Realty Investment Corp. * OF BALTIMORE COUNTY
Petitioner *
CASE NO. 96-100-SPH *

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of October, 1995, a copy of the foregoing Entry of Appearance was mailed to Neil Schechter, Esquire, 233 E. Redwood Street, Baltimore, MD 21202, attorney for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

RECORDED

Beckwith
Rep.

8-23-95
9:00

PLEASE PRINT CLEARLY

BALTIMORE COUNTY REPRESENTATIVES
SIGN-IN SHEET

NAME

ADDRESS

Larry Nelson

DEPRM

887-3980

Ed Scamavis

DEPRM

887-3768

J. R. Logan

DPR

887-3751

Ervin McDonald

OP

887-3411

DAVID FLOWERS

~~PPDM~~

-3321

IN RE: DEV. PLAN HEARING & PETITION FOR SPECIAL HEARING
W/S Alliston Drive, S of Carroll Manor Road
Beckwith Estates
11th Election District
6th Councilmanic District
Maryland Realty Investment Corp.
Developer

* BEFORE THE HEARING OFFICER/
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. XI-737 & 96-100SPH

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Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:MMH

ORDER RECEIVED FOR FILING
Date 10/24/95
By *Ch. Dook*

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 24, 1995

Nancy Paige, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Development Plan Order and Petition for Special Hearing
Case No. XI-737 and 96-100-SPH
Project: Beckwith Estates
Developer/Applicant: Maryland Realty Investment Corp.

Dear Ms. Paige:

Enclosed please find the decision rendered in the above captioned case. The Hearing Officer's Opinion and Development Plan Order and Petition for Special Hearing have been approved.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at the office of Zoning Administration and Development Management (ZADM), at 887-3353.

Very truly yours,
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:MMH
att.
cc: Mr. R. Andrew Larkin, Jr., President
Maryland Realty Investment Corp.
cc: Mr. Dave Flowers, Project Manager, Office of PDM
cc: Other Reviewing County Agencies



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at THE NORTHWEST END OF BART ALLEN LANE
96-100-SPH which is presently zoned R.C.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

AN AMENDMENT TO THE PROVISOORY SECTION OF THE
PARTIAL DEVELOPMENT PLAN SECTION ONE CARROLL MANOR HAVEN

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser, Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s)

MARYLAND REALTY INVESTMENT CORP.

(Type or Print Name)

Signature

Address

City

State

Zipcode

325 W. 23rd STREET (410) 887-9111

BALTIMORE, MARYLAND 21211

By *BRUCE DOOK*

GERHOLD, CROSS & ETZEL LTD

SUITE 100

320 E. TOWSONTOWN BLVD. 823-4430

TOWSON, MARYLAND 21286

By *GERHOLD, CROSS & ETZEL LTD*

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By *GERHOLD, CROSS & ETZEL LTD*

320 E. TOWSONTOWN BLVD. 823-4430

TOWSON, MARYLAND 21286

GERHOLD, CROSS & ETZEL, LTD.
Registered Professional Land Surveyors
SUITE 100
320 EAST TOWSONTOWN BOULEVARD
TOWSON, MARYLAND 21286-5318
410-823-1470
FAX 410-823-4473

September 6, 1995

Zoning Description 96-100-SPH
Beckwith Estates

Beginning for the same on the southwest side of Bart Allen Lane 500 feet, more or less, northwesterly along the southwest side of Bart Allen Lane from the prolongation of the centerline of East Devonfield Drive, thence leaving said road and running South 55 degrees 40 minutes 42 seconds West 517.05 feet, North 20 degrees 51 minutes 42 seconds West 850.45 feet, North 65 degrees 30 minutes 53 seconds East 445.96 feet, North 61 degrees 55 minutes 00 seconds East 49.98 feet, North 58 degrees 13 minutes 01 seconds East 202.87 feet, South 31 degrees 47 minutes 10 seconds East 299.52 feet, South 14 degrees 55 minutes 35 seconds East 190.00 feet, South 43 degrees 12 minutes 10 seconds East 165.00 feet and South 60 degrees 33 minutes 03 seconds West 324.16 feet to the northeast side of Bart Allen Lane, thence crossing the west end of Bart Allen Lane South 18 degrees 55 minutes 43 seconds East 89.89 feet to the southwest side of Bart Allen Lane, thence along the southwest side of said lane South 61 degrees 16 minutes 43 seconds East 50.00 feet to the place of beginning.

This description is not for conveyance purposes and only fulfills the requirements of the Baltimore County Office of Zoning.



Backwritten des

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 9/23/95
Posted for: Special Hearing
Petitioner: MD. Realty Investment Corp.
Location of property: Northwest End of Bart Allen Lane
Location of Sign: Corner of Bart Allen Lane and Devonfield Drive
Remarks:
Posted by: William J. Dook Date of return: 9/24/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 9/29, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/28, 1995.

THE JEFFERSONIAN,

A. Henricson

LEGAL AD. - TOWSON

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the County Board of Appeals, has ordered a public hearing on the following matter:

Case No. XI-737 and 96-100-SPH

Project: Beckwith Estates

Developer/Applicant: Maryland Realty Investment Corp.

Location of property: Northwest End of Bart Allen Lane

Location of Sign: Corner of Bart Allen Lane and Devonfield Drive

Date of Hearing: Monday, October 23, 1995 at 2:00 pm in Room 118, Old Courthouse

Any person desiring to appear at the hearing should file a written statement of the grounds for appeal with the Zoning Commissioner by 5:00 pm on October 20, 1995.

Witness my hand and the seal of the County of Baltimore, Maryland, this 23rd day of September, 1995.

Lawrence E. Schmidt, Zoning Commissioner

By *Lawrence E. Schmidt*

320 E. TOWSONTOWN BLVD. 823-4430

TOWSON, MARYLAND 21286

By *GERHOLD, CROSS & ETZEL LTD*

320 E. TOWSONTOWN BLVD. 823-4430

TOWSON, MARYLAND 21286

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TOWSON, MARYLAND 21286

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 12 Sep 95 ACCOUNT: 96-100-SPH
96-100-SPH AMOUNT: \$ 285.00
RECEIVED FROM: Groundwater & Steel
FOR: SPH for Item # 117 "Bullock
Estates"

DISCOUNT: 0.00 TAX: 0.00 TOTAL: \$285.00
VALIDATION OR SIGNATURE OF CASHIER

TO: POTENTIAL PUBLISHING COMPANY
September 28, 1995 Issue - Jeffersonian

Please forward billing to:
Gerhold, Cross & Eitel, Ltd.
320 E. Towson Avenue Blvd. #100
Towson, MD 21206
823-4470

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-100-SPH (Item 117)
The Northwest end of Bart Allen Lane
11th Election District - 5th Councilmanic
Legal Owner: Maryland Realty Investment Corp.
HEARING: MONDAY, OCTOBER 23, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Special Hearing to approve an amendment to the provisory section of the partial development plan section One Carroll Manor Haven.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 21, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

DEVELOPMENT PLAN HEARING
Project Number: II-737
Project Name: Beckwith Estates, aka Larkin Property
Location: W/S Allison Drive, S of Carroll Manor Road
Acre: 12.73
Developer: S. Andrew Larkin, Jr. and Maryland Realty Investment Corp.
Proposal: 6 single family dwellings.

CASE NUMBER: 96-100-SPH (Item 117)
The Northwest end of Bart Allen Lane
11th Election District - 5th Councilmanic
Legal Owner: Maryland Realty Investment Corp.

Special Hearing to approve an amendment to the provisory section of the partial development plan section One Carroll Manor Haven.

HEARING: MONDAY, OCTOBER 23, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Arnold Jablon
Director

cc: Maryland Realty Investment Corp.
Bruce Book/Schmidt, Cross & Eitel, Ltd.
Neil Schechter, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

October 16, 1995

Neil Schechter, Esquire
233 E. Redwood Street
Baltimore, Maryland 21202

RE: Item No.: 117
Case No.: 96-100-SPH
Petitioner: MD Realty Investment

Dear Mr. Schechter:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on September 12, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: September 21, 1995
FROM: Pat Koller, Director, OP
SUBJECT: Beckwith Estates/Carroll Manor Haven

INFORMATION:
Item Number: 117
Petitioner: Maryland Realty Investment Corporation
Property Size:
Zoning: RC-5
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
Pursuant to Section 1801.2A.7.b(1) of the Baltimore County Zoning Regulations, the Director of the Office of Planning finds that the proposed amendment is in accordance with the specific standards and requirements of BCZR Article (18) and other provisions of the Comprehensive Manual of Development Policies.

Prepared by: Jeffrey W. Long
Division Chief: Amy L. Kerns
PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 117 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2256 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director DATE: October 3, 1995
Zoning Administration and
Development Management
FROM: J. Lawrence Pilson
Development Coordinator, DEPRM
SUBJECT: Zoning Item #117 - Beckwith Estates
Bart Allen Lane
Zoning Advisory Committee Meeting of September 25, 1995

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

Ground Water Management & Environmental Impact Review

Comments from the development Plan Conference dated 9/13/95 apply to this project.

JLP:TE:KK:sp
BECKW12/DEPRM/TXTS8P

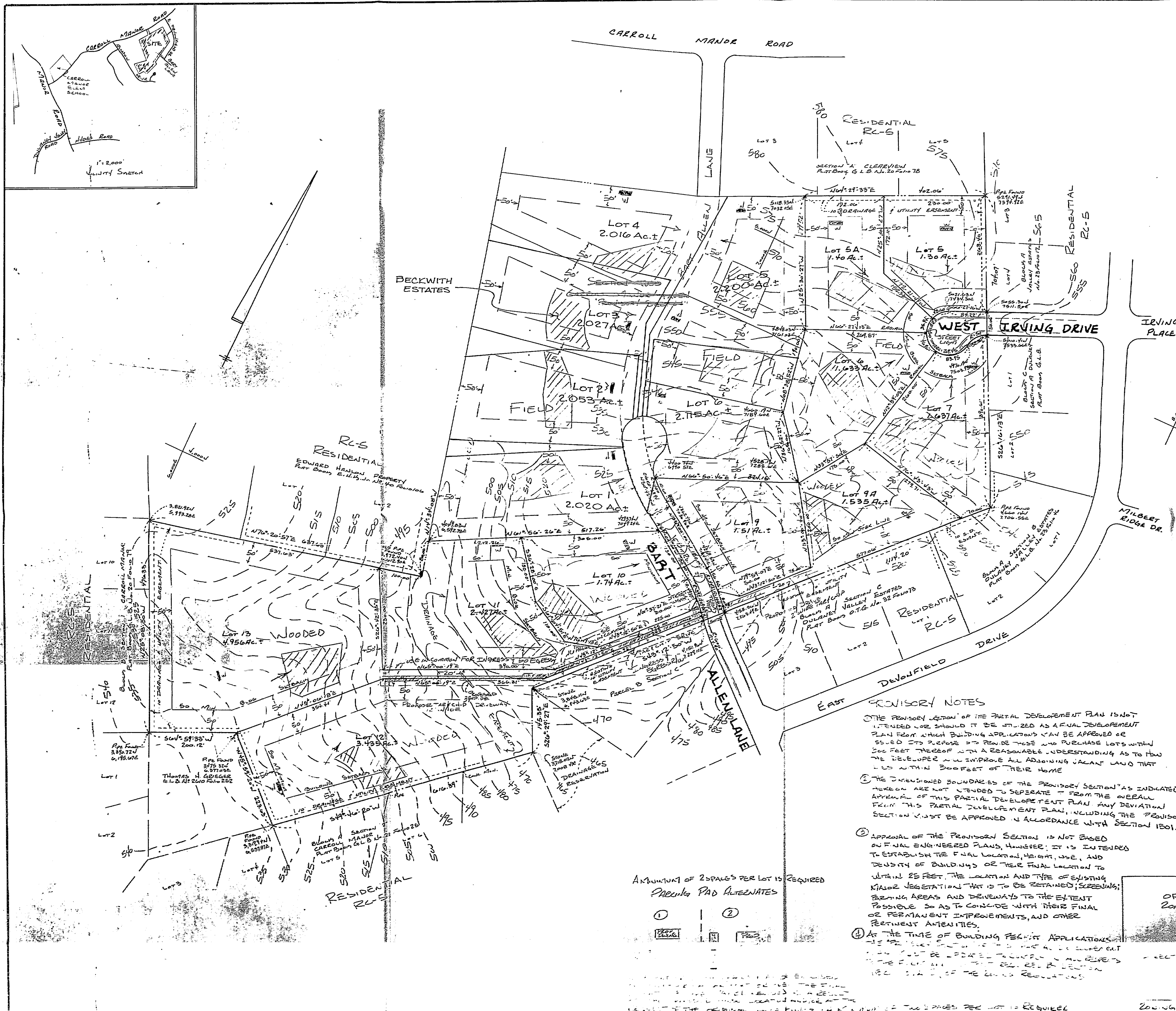
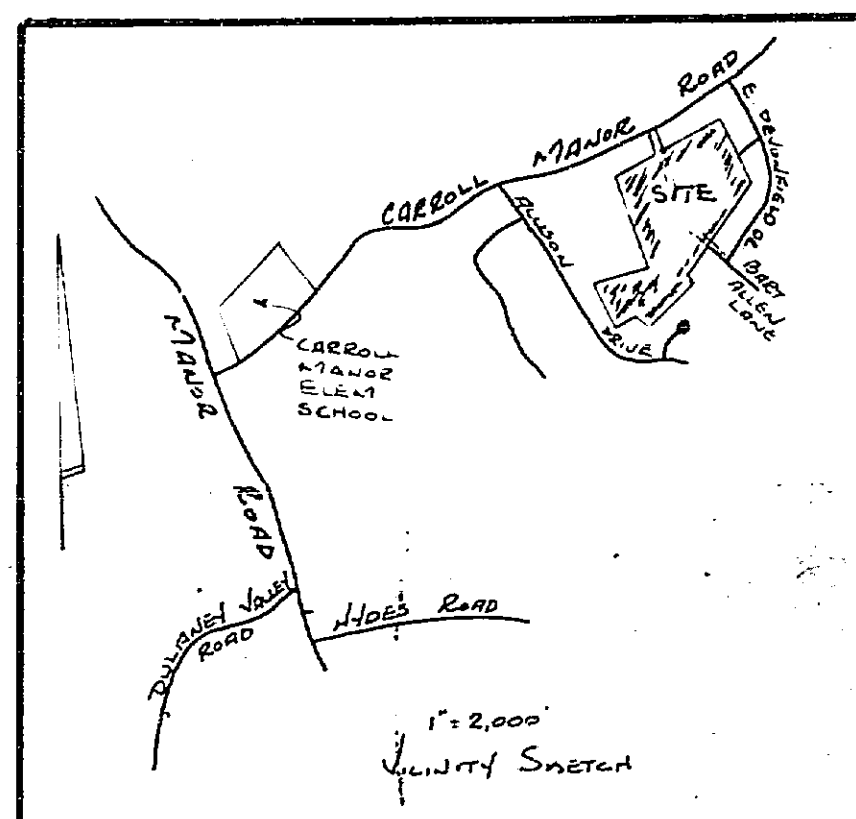
BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: Sept. 29, 1995
Zoning Administration and Development Management
FROM: Robert W. Bowling, P.E., Chief
Development Plans Review Division
RE: Zoning Advisory Committee Meeting
for October 2, 1995
Item 117

The Development Plans Review Division has reviewed the subject zoning item. See our comments, dated September 12, 1995 on the Beckwith Estates Subdivision.

RWB:sw

Developer's
Ex No. 2



96-100-SPH

- NOTES**
1. ALL LOTS SHOWN HEREIN ARE THE LOCATION OF ALL PERMITS REQUIRED FOR CONSTRUCTION OF ALL BUILDINGS, STRUCTURES, FENCES AND RETENTION WALLS. ALL PERMITS SHALL BE OBTAINED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. ALL LOTS SHOWN HEREIN ARE FOR RESIDENTIAL USE ONLY AND ARE FOR SALE.
 3. NO FURTHER SUBDIVISION OF THE PARCEL SHOWN HEREIN WILL BE ALLOWED UNLESS APPROVED BY THE BALTO. CO. PLANNING & ZONING COMMISSION.
 4. NO BUILDING PERMIT SHALL BE ISSUED FOR THE CONSTRUCTION OF A BUILDING ON A LOT SHOWN ON THE FINAL PLAN UNTIL A WELL APPROVED BY APPLICABLE STATE & COUNTY AGENCIES HAVING JURISDICTION HAS BEEN OBTAINED ON THE SITE OF THE LOT.
 5. WHERE APPLICABLE UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT REGULATIONS OR AS DIRECTED BY THE PUBLIC SERVICE COMMISSION OF MD. REGARDING UNDERGROUND SERVICES.
 6. IF AND WHEN WATER/SEWER FACILITIES BECOME AVAILABLE TO THE SUBDIVISION CONSTRUCTION THEREOF SHALL BE REQUIRED BY THE AGENCY HAVING JURISDICTION.
 7. ALL PERMITS REQUIRED MUST BE CONSTRUCTED TO THE REAR LOT PRIOR TO THE SALE OF LOTS.
 8. THE EXACT LOCATION OF DRIVEWAY OR PARKING PADS ARE TO BE DETERMINED BY HOMEOWNERS AT TIME OF BUILDING.
 9. ALL PARKING SPACES & DRIVEWAYS TO BE PAVED WITH A DURABLE PAVEMENT MATERIAL (CONCRETE OR ASPHALT).
 10. LIGHTING FOR OFF-STREET PARKING SUBJECT TO ZONING REGULATIONS.
 11. HOMEOWNERS SHALL APPROPRIATE DIRECTION FUTURE DWELLING.
 12. LANDSCAPING & GRADING OF LOTS TO BE PERFORMED BY INDIVIDUAL LOT OWNERS.
 13. GRADING TO BE CONFINED TO HOUSE SITE ONLY.
 14. PRINCIPLE BUILDING SETBACKS TO BE 5' FRONT, SIDE & REAR YARDS & 75' TO E OF STREET.
 15. GRADING FOR EAST ALLEN LANE AND WEST IRVING DRIVE TO BE SUBMITTED WITH A SEPARATE PLAN FOR BALTIMORE COUNTY APPROVAL.
 16. VEGETATION AS SHOWN.
 17. ADT 215410 = 215.
 18. STREET LIGHTS NOT TO EXCEED 12' IN HEIGHT.

DENSITY	
GROSS AREA	35.27 AC.
AREA SECTION ONE	22.136 AC.
EXISTING ZONING	RC-5
TOTAL NO. LOTS PERMITTED	35.27 / 0.647 = 23.52
NO. LOTS SECTION ONE	10
DENSITY SECTION ONE	0.45

EXISTING ZONING - RC-5	SECTION ONE	SECTION TWO	TOTAL
Gross Ac.	22.136	13.134	35.27
No. Lots Allowed	14.76	9.76	24.52
No. Lots Shown	10	7	17
Parking Required	Min. 2 Per Lot	Min. 2 Per Lot	
Parking Shown	N/A	N/A	
L.O.S.	N/A	N/A	

ADVISORY NOTES

1. THE PROVISIONAL SECTION OF THE PARTIAL DEVELOPMENT PLAN IS NOT INTENDED NOR SHOULD IT BE USED AS A FINAL DEVELOPMENT PLAN FROM WHICH BUILDING APPLICATIONS CAN BE APPROVED OR ISSUED ITS PURPOSE IS TO PROVIDE THOSE WHO PURCHASE LOTS WITHIN 500 FEET THEREOF WITH A REASONABLE UNDERSTANDING AS TO HOW THE DEVELOPER WILL IMPROVE ALL ADJOINING LAND AND THAT LOTS WITHIN 500 FEET OF THEIR HOME.

2. THE DIMENSIONED BOUNDARIES OF THE PROVISIONAL SECTION AS INDICATED HEREON ARE NOT INTENDED TO SEPARATE FROM THE OVERALL APPROVAL OF THIS PARTIAL DEVELOPMENT PLAN ANY DEVIATION FROM THIS PARTIAL DEVELOPMENT PLAN, INCLUDING THE PROVISIONAL SECTION MUST BE APPROVED IN ACCORDANCE WITH SECTION 1501.3.1.7.

3. APPROVAL OF THE PROVISIONAL SECTION IS NOT BASED ON FINAL ENGINEERED PLANS, HOWEVER, IT IS INTENDED TO ESTABLISH THE FINAL LOCATION, HEIGHT, USE, AND DENSITY OF BUILDINGS OR THEIR FINAL LOCATION TO WITHIN 25 FEET, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVEWAYS TO THE EXTENT POSSIBLE SO AS TO CONCLUDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERMANENT AMENITIES.

4. AT THE TIME OF BUILDING PERMIT APPLICATIONS, THE FINAL LOCATION, HEIGHT, USE, AND DENSITY OF BUILDINGS OR THEIR FINAL LOCATION TO WITHIN 25 FEET, THE LOCATION AND TYPE OF EXISTING MAJOR VEGETATION THAT IS TO BE RETAINED, SCREENING, PARKING AREAS AND DRIVEWAYS TO THE EXTENT POSSIBLE SO AS TO CONCLUDE WITH THEIR FINAL OR PERMANENT IMPROVEMENTS, AND OTHER PERMANENT AMENITIES.

PARTIAL DEVELOPMENT PLAN
SECTION ONE
CARROLL MANOR HAVEN
H'VEL DIST. BALTO. CO. - MD.

OWNER: ROBERT C. BECKWITH & L
1209 CARROLL MANOR RD.
BALDWIN, MD. 21013

DEED REC. E.H.K. JUNE 1, 1984 FOLIO 465
GUTHRIE FALLS DEVELOPMENT

SCALE 1"=100' JANUARY 20, 1983

GERHOLD, CROSS & ETZEL

REG. PROF. LAND SURVEYORS
412 DELAWARE AVE.
TOWSON, MARYLAND 21204

OFFICE OF PLANNING & ZONING APPROVED BY

ZONING COMMISSION DATE

ANNUITY OF 2 SPACES PER LOT IS REQUIRED
PARKING PAD ALTERNATES

1 2

1 2

1 2



OVERALL DENSITY CALCULATIONS

	SECTION ONE CARROLL MANOR HAVEN	BECKWITH ESTATES	OVERALL
GROSS ACREAGE	22.136	12.724	34.860
NO. LOTS PERMITTED	14.76	8.49	23.25
NO. LOTS SHOWN	10	6	16

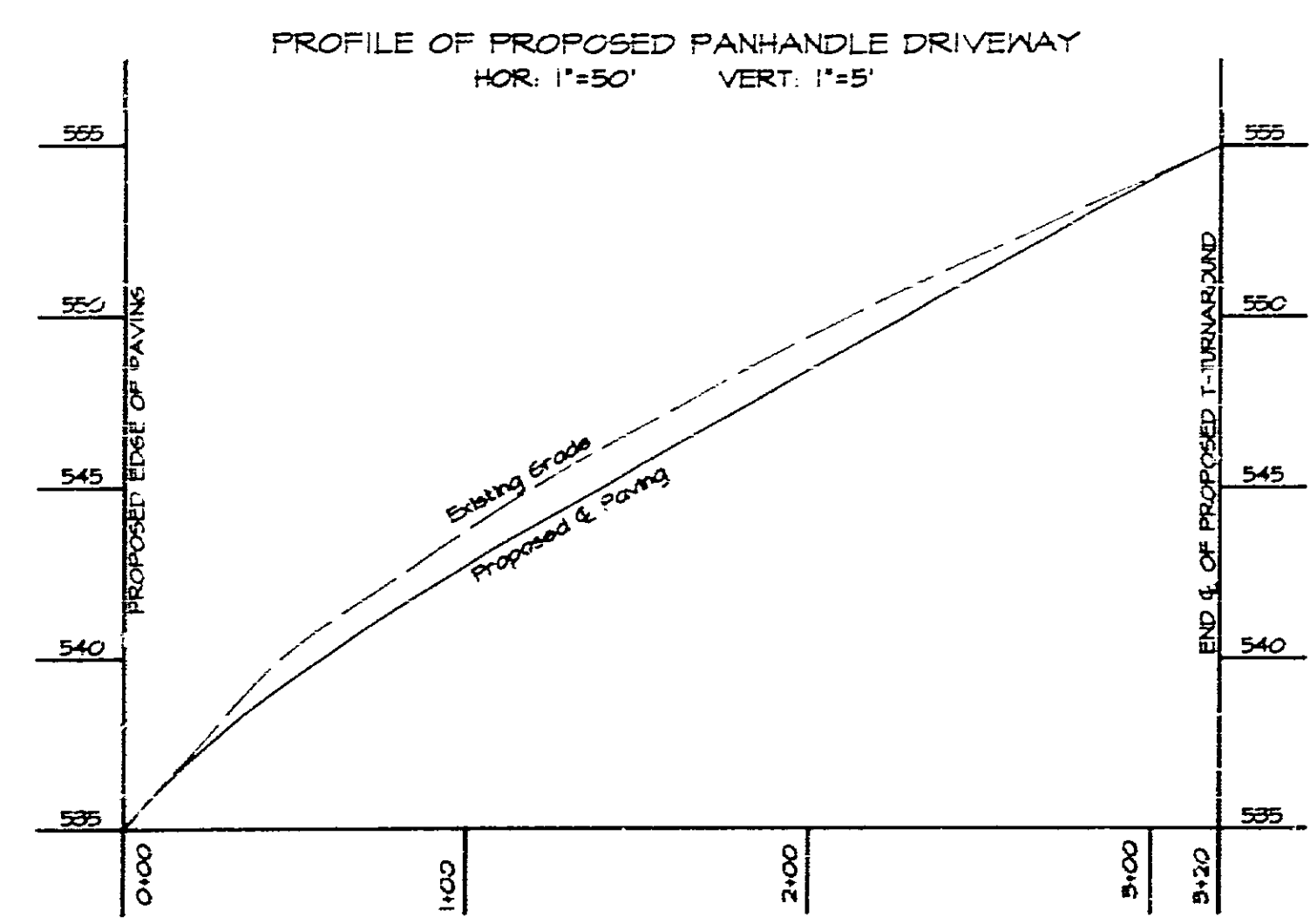
I, R. ANDREW LARKIN, JR., PRESIDENT OF MARYLAND REALTY INVESTMENT CORP., CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

R. Andrew Larkin, Jr.
R. ANDREW LARKIN, JR.

DENSITY CALCULATIONS

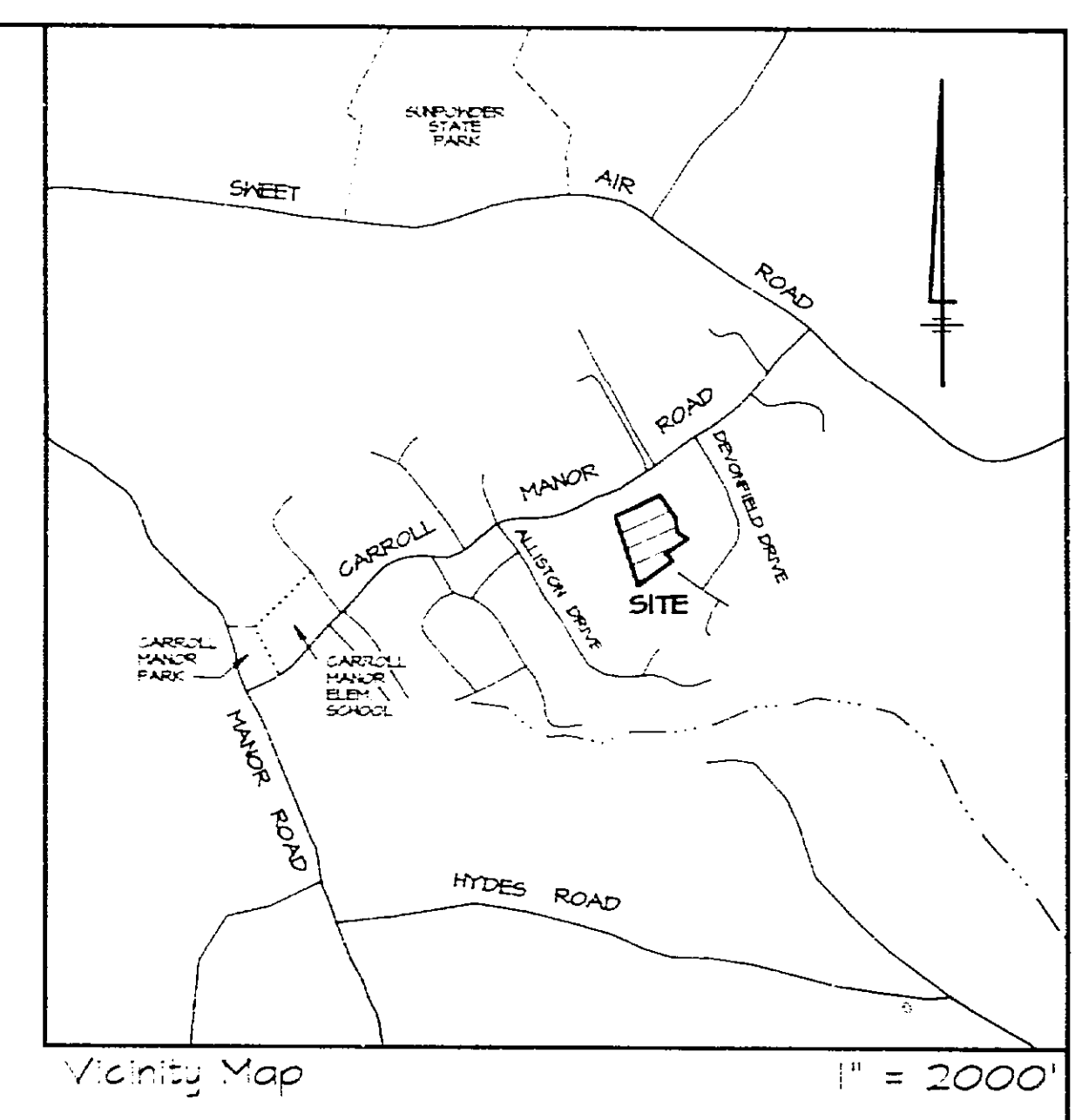
ZONED	RC-5	GROSS AREA	12.724 Ac.±
NUMBER OF LOTS PERMITTED:			0.667 x 12.724 = 8.5
NUMBER OF LOTS PROPOSED:			6

OWNER/DEVELOPER
MARYLAND REALTY INVESTMENT CORP.
325 W. 23rd STREET
BALTIMORE, MARYLAND 21211
(410) 889-1311



SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
CcB2	Slight	Slight	Moderate Slope
SuB2			
GcC3	Moderate Slope	Moderate Slope	Severe Slope
MdC2	Severe Slope	Severe Slope	Severe Slope
GnB	Severe: High Water Table Moderately Slow Permeability	Severe: High Water Table	Severe: High Water Table



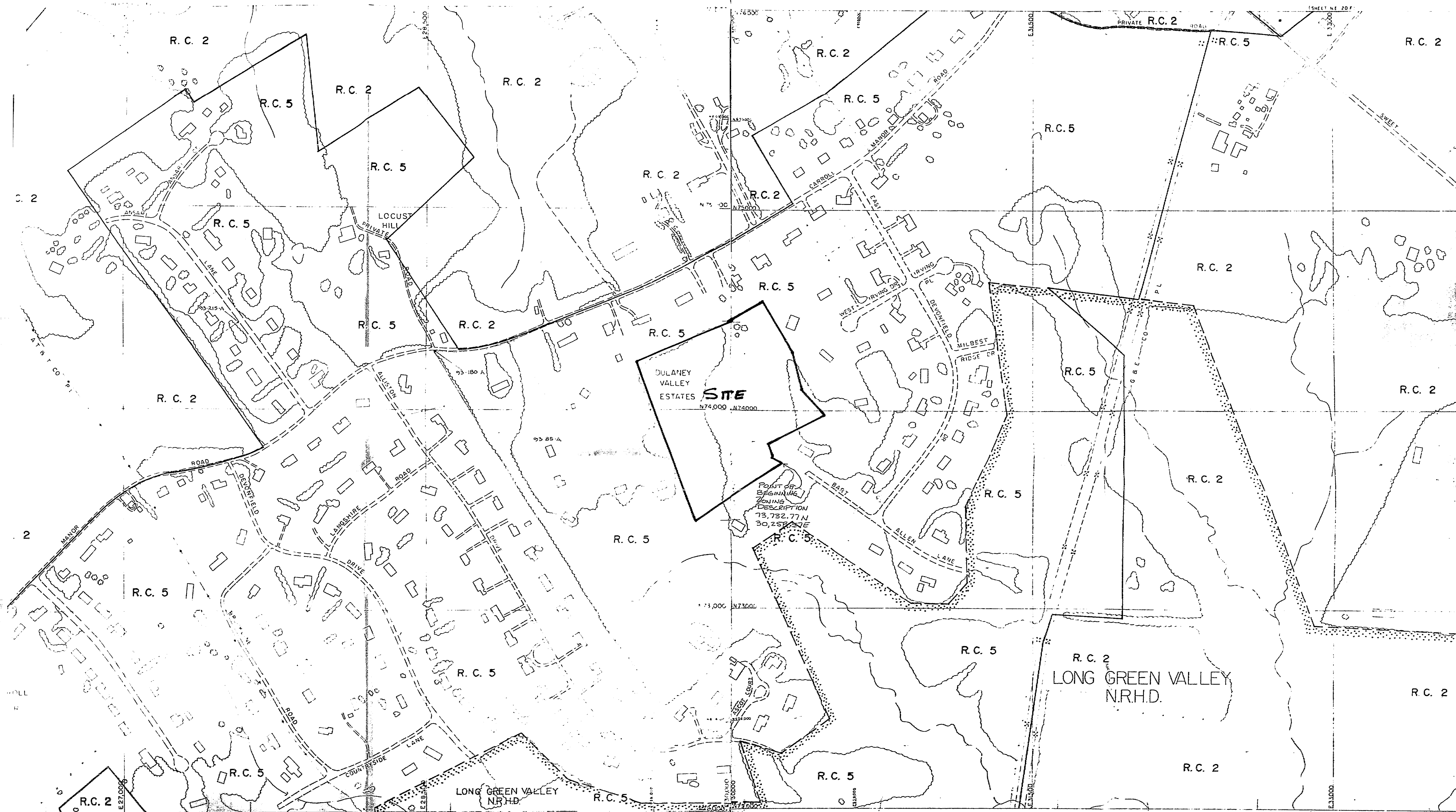
- GENERAL NOTES**
1. CENSUS TRACT 410201 REGIONAL PLANNING DISTRICT 310 SUBDIVISION
 2. A LANDSCAPE PLAN MUST BE APPROVED BY THE OFFICE OF PLANNING PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 3. SOIL TYPES SHOWN HEREON TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP 18.
 4. ALL LOTS 6 & 12.12 ARE IN THE SEPTIC RESERVE AREA.
 5. ALL EXISTING SEPTIC SYSTEMS, WELLS, AND PERCOLATION TESTS WERE FIELD LOCATED.
 6. NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREA.
 7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SITE.
 8. ALL LOTS SHOWN HEREON TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
 9. HIGHWAY, SLOPE, BASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED TO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
 10. BALTIMORE COUNTY HAS NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
 11. ANY FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 12. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 13. ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 14. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARD CANNOT BE LOCATED IN FLOOD PLAIN AREAS.
 15. THIS DEVELOPMENT PLAN IS APPROVED BY THE SUPERVISOR OF ZADM BASED ON HIS INTERPRETATION OF THE ZONING REGULATIONS THAT IT COMPLIES WITH PRESENT AND FUTURE CITY AND COUNTY ORDINANCES AND THAT IT IS IN ACCORDANCE WITH THE REGULATIONS. ANY PART OR PARCEL OF THIS TRACT THAT HAS BEEN UTILIZED FOR DENSITY TO SUPPORT DWELLINGS SHOWN ON THIS PLAN SHALL NOT BE FURTHER DIVIDED OR DEVELOPED FOR ADDITIONAL DWELLINGS OR ANY PURPOSE OTHER THAN THAT INDICATED PRESENTLY ON SAID PLAN. UTILIZATION WILL HAVE OCCURRED WHEN A DWELLING IS CONSTRUCTED AND TRANSFERRED FOR THE PURPOSE OF OCCUPANCY.
 16. OPEN SPACE NOT REQUIRED IN RC ZONES.
 17. THERE ARE NO KNOWN HISTORIC BUILDINGS, CRITICAL AREAS, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
 18. PARKING AREAS, DRIVEWAYS AND PANHANDLE DRIVES SHALL HAVE A DURABLE AND DISTRESS SURFACE (ASPHALT OR TARP CHIP) PARKING REQUIRED AND PROVIDED, 2 SPACES PER LOT. THE PANHANDLE DRIVEWAY TO BE PAVED IN ACCORDANCE WITH THE PANHANDLE LEGISLATION.
 19. THIS SITE IS NOT SUBJECT TO SHM REQUIREMENTS AS ALL LOTS ARE 2 AC.± OR GREATER.
 20. LOTS SHOWN HEREON ARE 'FOR SALE' FOR SINGLE FAMILY DWELLINGS.
 21. THIS PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD INTACT BY MARYLAND REALTY INVESTMENT CORP. SINCE 1975. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 22. THE DWELLINGS ON LOTS 4 & 5 MAY NEED TO UTILIZE A SEWERAGE EJECTOR PUMP SYSTEM.
 23. ALL FOREST BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 24. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
 25. THE FOREST CONSERVATION PLAN FOR THIS SITE WAS APPROVED BY DEPSEM ON AUGUST 30, 1995.
 26. LANDSCAPE REQUIREMENTS:
500' OF INTERIOR ROAD - 20' ± 25' PLANTING UNITS



**ZADM #XI-737
DEVELOPMENT PLAN
"BECKWITH ESTATES"**
BART ALLEN LANE
Deed Ref: S.M. No. 11064 folio 197
Tax Account No. 11-02-022281
Zoned R.C.-5
Tax Map 44 Grid 11 Parcel 123
11th ELECTION DISTRICT
6th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1" = 100' April 19, 1995
GERHOLD, CROSS & ETZEL, LTD
REGISTERED PROFESSIONAL LAND SURVEYORS
Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 825-4410

Developer's #1



BALTIMORE COUNTY OF PLANNING AND ZONING ICIAL ZONING MAP	1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992 Bill Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92, 190-92, 191-92, 192-92, 193-92, 194-92, 195-92, 196-92, 197-92, 198-92, 199-92, 200-92	SCALE 1" = 200' ±	LOCATION EAST OF BLENHEIM	SHEET N. E. 19-E	U-NE UU-NW 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88	BALTIMORE COUNTY OFFICE OF PLANNING AND Z OFFICIAL ZONING M
	<i>William Howard</i> Chairman, County Council	DATE OF PHOTOGRAPHY JANUARY 1988				

96-100-SPH